

UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA

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1	Goldsmith v. U.S. Bank	2:15-cv-00991-MMD-PAL
2	Bank of America v. Woodcrest HOA	2:15-cv-01193-MMD-GWF
3	Wells Fargo v. Tides I HOA	2:15-cv-01204-MMD-PAL
4	Nationstar v. Aurora Canyon HOA	2:15-cv-01308-MMD-NJK
5	Nationstar v. Shara Sunrise HOA	2:15-cv-01597-MMD-NJK
6	Nationstar v. Augusta Belford and Ellingwood HOA	2:15-cv-01705-MMD-PAL
7	1290 Village Walk Trust v. Bank of America	2:15-cv-01903-MMD-PAL
8	Bank of New York Mellon v. Log Cabin Manor HOA	2:15-cv-02026-MMD-CWH
9	US Bank v. Ski Way Trust	2:16-cv-00066-MMD-GWF
10	Bank of New York Mellon v. Imagination North	2:16-cv-00383-MMD-NJK
11	Bank of America v. Green Valley South	2:16-cv-00424-MMD-PAL
12	Bank of America v. Inspirada Community Assoc.	2:16-cv-00438-MMD-VCF
13	Bank of America v. Sunrise Ridge	2:16-cv-00467-MMD-CWH
14	Deutsche Bank v. Independence II HOA	2:16-cv-00536-MMD-VCF
15	Bank of America v. Inspirada Community Assoc.	2:16-cv-00605-MMD-VCF
16	Bank of America v. Peccole Ranch Community Assoc.	2:16-cv-00660-MMD-CWH
17	Nationstar v. SFR Investments Pool	2:16-cv-00703-MMD-GWF
18	Bank of Amercia v. Treo North and South HOA	2:16-cv-00845-MMD-NJK
19	Wells Fargo v. SFR Investments Pool	3:15-cv-00240-MMD-VPC
20	US Bank v. Thunder Properties	3:15-cv-00328-MMD-WGC
21	PNC Bank v. Wingfield Springs Community Assoc.	3:15-cv-00349-MMD-VPC
22	Nationstar v. Highland Ranch HOA	3:15-cv-00375-MMD-VPC
23	US Bank v. White Lake Ranch Assoc.	3:15-cv-00477-MMD-VPC
24	GMAT Legal Title Trust v. SFR Investments Pool	3:15-cv-00518-MMD-WGC
25	Bank of New York Mellon v. Thunder Properties	3:16-cv-00097-MMD-WGC
26	Bank of America v. North Truckee Townhomes HOA	3:16-cv-00135-MMD-VPC
27	Bank of America v. Grand Sierra Resort Unit Owners	3:16-cv-00146-MMD-WGC
28	Bank of America v. Tenaya Creek HOA	3:16-cv-00158-MMD-WGC
	Bank of America v. Southwest Meadows HOA	3:16-cv-00183-MMD-VPC
	Bank of America v. The Siena HOA	3:16-cv-00188-MMD-VPC
	Ditech Financial v. Highland Ranch HOA	3:16-cv-00194-MMD-WGC
	Bank of America v. Aspen Meadows	3:16-cv-00413-MMD-WGC
	US Bank v. Fairway Pines Assoc.	3:16-cv-00446-MMD-VPC

ORDER

Staying Case Pending Issuance of Mandate in  
*Bourne Valley Court Trust v. Wells Fargo Bank*  
and Denying Pending Motions without Prejudice

The above referenced cases arise out of a homeowner's association ("HOA")  
foreclosure and involve a constitutional due process challenge to Nevada Revised

1 Statute Chapter 116's notice provisions. On August 12, 2016, the Ninth Circuit Court of  
 2 Appeals, in a 2-1 panel decision, found that Chapter 116's notice provisions as applied  
 3 to nonjudicial foreclosure of an HOA lien before the 2015 amendment to be facially  
 4 unconstitutional. *Bourne Valley Court Trust v. Wells Fargo Bank, NA*, No. 15-15233,  
 5 2016 WL 4254983 (9th Cir. Aug. 12, 2016). The *Bourne Valley* decision obviously has  
 6 profound impact on each case. Accordingly, the Court finds that it is appropriate to *sua*  
 7 *sponte* impose a temporary stay until the mandate is issued in *Bourne Valley*.

8 A district court has discretionary power to stay proceedings in its own court.  
 9 *Landis v. N. Am. Co.*, 299 U.S. 248, 254-55 (1936); see also *Lockyer v. Mirant Corp.*,  
 10 398 F.3d 1098, 1109 (9th Cir. 2005). "A trial court may, with propriety, find it is efficient  
 11 for its own docket and the fairest course for the parties to enter a stay of an action  
 12 before it, pending resolution of independent proceedings which bear upon the case."  
 13 *Leyva v. Certified Grocers of Cal., Ltd.*, 593 F.2d 857, 863 (9th Cir. 1979). "When  
 14 considering a motion to stay, the district court should consider three factors: (1)  
 15 potential prejudice to the non-moving party; (2) hardship and inequity to the moving  
 16 party if the action is not stayed; and (3) the judicial resources that would be saved by  
 17 avoiding duplicative litigation if the cases are in fact consolidated." *Pate v. Depuy*  
 18 *Orthopaedics, Inc.*, No. 2:12-cv-01168-MMD-CWH, 2012 WL 3532780, at \*2 (D. Nev.  
 19 Aug. 14, 2012) (quoting *Rivers v. Walt Disney Co.*, 980 F. Supp. 1358, 1360 (C.D. Cal.  
 20 1997)) (internal quotation marks omitted). See also *Dependable Highway Exp., Inc. v.*  
 21 *Navigators Ins. Co.*, 498 F.3d 1059, 1067 (9th Cir. 2007).

22 These three factors weigh in favor of a brief temporary stay. A temporary stay  
 23 would promote judicial economy, particularly given *Bourne Valley*'s ruling's effect on the  
 24 due process issue raised in each case. Any potential hardship or prejudice would be  
 25 minimal in light of the brief duration of the stay until a mandate is issued in *Bourne*  
 26 *Valley*. In fact, a stay would benefit the parties as they assess *Bourne Valley*'s import  
 27 without having to file any unnecessary supplemental briefing.

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1        It is therefore ordered that the above referencedactions are temporarily stayed.  
2 Upon the Ninth Circuit's issuance of the mandate in *Bourne Valley*, the parties in each  
3 case may move to lift the stay. Until that time, all proceedings are stayed.

4        It is further ordered that all pending motions are denied without prejudice to their  
5 refiling within thirty (30) days after the stay is lifted.

6                      DATED THIS 19<sup>th</sup> day of August 2015.

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9                      MIRANDA M. DU  
10                     UNITED STATES DISTRICT JUDGE

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